



WESTERN WEBER COUNTY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

June 12, 2012

5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Minutes: Approval of the May 08, 2012 meeting minutes
2. Consent Agenda:
 - 2.1 LVH051112 Consideration and action for final approval of the Heatherglen Subdivision Phase 2 (4 Lots) within the Agricultural A-1 Zone located at approximately 3979 N 3175 W (Arthur Pluim, Linda Pluim, and Howard Pluim, Applicants)
 - 2.2. CUP 2009-18 Consideration and action for approval on a site plan for CUP2009-18 to allow Great Salt Lake Minerals (GSL) to construct a 13,200 square foot structure housing two steam boilers located at 765 N 10500 W. within the Manufacturing M-3 Zone (GSL Minerals Corporation, Applicant)
3. Petitions, Applications and Public Hearings:
 - Old Business:
 - 3.1. CUP 2012-3 Consideration and action for approval of a Conditional Use Application for a aggregate mining and processing (gravel operation) located at approximately 10000 W 900 S, Little Mountain within the M3 Zone (Westinghouse Applicant, Applicant W.W. Clyde & Company, Agent)
 - 3.2. ZTA-2012-04 Consideration and action for approval of staff amendments to the Weber County Zoning Ordinance 32 (Signs), Chapter 1 (General Provisions) regarding the provisions for temporary signage including political signs
 - New Business:
 - 3.3. LVM042512 Consideration and action on a request for preliminary approval of the Maryann Estates Subdivision 1st Amendment (3 lots) and a recommendation for the vacation of lot 6 of the Maryann Estates Subdivision and a recommendation for deferral of curb, gutter, and sidewalk within the Agricultural A-1 Zone located at approximately 450 S 4450 W (Phil Hancock, Applicant)
4. Public Comments:
5. Planning Commissioner's Remarks:
6. Staff Communications:
 - 6.1. Planning Director's Report:
 - 6.2. Legal Counsel's Remarks:
- Adjourn: Adjourn to the County Commission Chambers for a Work Session
7. Work Session Agenda Items:
 - WS.1. Update & Discussion Weber County Zoning Ordinance chapters to be amended in conjunction with the Agri-Tourism Ordinance

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session may be held in the Breakout Room. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. – No decisions are made in this meeting



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Western Weber County Planning Commission held May 08, 2012, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Roll Call.

Present: Doug Hansen, Chair; Brenda Meibos; Andrew Favero; Wayne Andreotti; Janette Borklund

Excused/Absent: Ryan Judkins; John Parke;

Staff Present: Robert Scott, Planning Director; Scott Mendoza, Planner; Justin Morris, Planner; Kary Serrano, Secretary

Pledge of Allegiance

Roll Call

1. **Minutes: Approval of the March 13, 2012 and April 10, 2012 meeting minutes**
MOTION: Chair Hansen declared the meeting minutes of March 13, 2012 and April 10, 2012 approved with the noted corrections.
2. **Public Comments:** No Public Comments
3. **Planning Commissioner's Remarks:** No Planning Commissioners Remarks
4. **Staff Communications:**
- 4.1. **Planning Director's Report:** No Planning Directors Report
- 4.2. **Legal Counsel's Remarks:** No Legal Counsel's Remarks

Adjourn: **Adjourn for a Work Session**

5. **Work Session Agenda Items:**

WS.2. Update & Discussion: Agri-Tourism

Scott Mendoza said what he wanted to do was bring this to this board one last time and let them know what changes have been made due to the comments and all of the work that both Planning Commissions have put in up to now. He quickly will go through some of the things that he has outlined and after tonight if there are no major changes, to the proposed ordinance, he could put it on the internet and doing some outreach to some groups that they will be working with. After having it out to the public for a period of time, then staff will bring that to you in a formal meeting, to get some more public comments and eventually proceed to the County Commission with a recommendation for approval.

Chair Hansen asked if there was some kind of schedule plan for that process to occur. Mr. Mendoza replied no, but what he wanted to do is get it out there and try to gauge the level of comments they will be getting. If they receive comments and then it dies off, then he would like to move forward quicker rather than wait too long.

Chair Hansen said that they need to come to a conclusion before too long as this is a great deal, and he had been telling someone that this is a comprehensive Agri-Tourism Ordinance. We have a good product here and it needs to be out to have the public look at it, get some comments, and get it approved as part of the zoning ordinance. Mr. Mendoza replied that they have had some farmers waiting for the adoption and doing some more research in terms of fire reviews, waste water and culinary water reviews, and they are hoping that if all goes well and this gets adopted, to possibly move forward by this summer.

Scott Mendoza reviewed and summarized his comments as follows:

Page 1 – Received Public Input – Landowner to consider a cultural art center as part of a farm, we went ahead and defined that, came up with a new term defined: Agri-Cultural Arts Center so you can take a quick look at that.

Page 2 – Planning Commission input – Taken out the Bed and Breakfast out that they had, redefined three new types of Bed & Breakfast and made them basically Agri-Tourism:

- B&B Farm Dwelling – Agri-tourism: Owner occupied homes that can serve meals to their overnight guests Only – This is a two room dwelling
- B&B Farm Retreat – Agri-tourism: Owner occupied farmhouse the can serve meals to overnight guests as well as visiting day public that may come during the farm during the day – This is a seven room dwelling

- Farm Inn, Agri-tourism: Not an owner occupied building but this also provides nightly accommodations and meals to overnight guests and to the visiting daily use public – This is a 16 room dwelling
- Health Farm: Took out the restrictions on the number of rooms and move it to the other section where it belongs

Page 3 - Harvest Market – Mini Market was deleted

Page 4 – Luxury Camping (Glamping) – What was suggested to rename it to Glamorous Camping (Glamping)

Page 5 – Primary Use: Number of Hives – Two phone calls and one to the Weber County Inspector and the other was to the State Bee Specialist – Waiting for information so he can work out something that will be reasonable as to the number of hives per acre and minimum acreage

Page 6 – Section 7: Section regulating products and activities – from the last meeting, we have taken out all regulation on the product leaving it up to the farmer to decide what products will be served leaving up to the farmer to provide that genuine authentic farm experience to be able to compete in Agri-tourism Industry. Taking away some of the obligations as far as having to count and keep track of product

Page 7 – Permitted Uses/Activities Table:

- B&B Farm Inn – Currently reflects
- B&B Farm Retreat – Consider removing this use from this size category because the meals would be served to the overnight guests and to the public so you could have a farm with a retreat that was not 10 acres or larger or could serve meals in an application
- B&B Farm Inn – (12 Room) This has been updated to reflect the (16 Room)
- Community Garden/Rent-A-Row – Added this to the (3-5 Acre)
- Petting Farm/Zoo – Added this to the (3-5 Acre)
- Special Occasion, Agri-tourism – Added this to the (10-20 Acre)
- Agri-Cultural Arts Center – Added this to the (10-20 Acre) This is does not provide accommodation for nightly farm-stays; however it may serve meals when served to event participants and/or guests

Page 8 - Use/Activity Standards and Limitations: Mitigate potential impacts as far as density
Farm Stay (Residential and Overnight Accommodation) Use/Activities

- B&B Farm Dwelling – Added – shall be limited to a maximum of two (2) guest units/rooms
- B&B Farm Retreat – Added – shall be limited to a maximum of seven (7) guest units/rooms
- B&B Farm Inn – Added – shall be limited to a maximum of fourteen (14) guest units/rooms

Page 9 – Use/Activity Standards and Limitations: (continued)

- Conference/Education Center – Added – shall be limited to a maximum of twenty (20) guest units/rooms
- Health Farm – Added – shall be limited to a maximum of ten (10) guest units/rooms (more discussion on this one about the number of rooms) This will be moved up to 16 rooms
- Recreation Lodge – Use in the Forest Zone – Allow 16 rooms and available in the AV-3 Zone and also in the FV-3 Zone and it had a lot of farm land

Page 10 – Use/Activity Standards and Limitations: (continued)

- Harvest Market – lengthening that farmers market operation period to June – December
- Petting Zoo – Ogden Valley is allowed as a use but it's required on major road – keeping it consistent of what was approved was years ago
- Petting Zoo – Western Weber County – not be required on a major road
- Gift Shop – Limited to the size standards
 1. Market Garden (3<5ac) - Two hundred (200) square feet maximum
 2. Family Farm (5<10ac) - Two hundred (200) square feet maximum

Page 11 – Use/Activity Standards and Limitations: (continued)

- Restaurant Featuring Farm Products – There are no more standards as to what types of products and just served in the restaurant; just dropping the featuring farm products seems to make sense
- Value Added Product Processing and Packaging (VAPPP) - Added fowl, livestock and have limited the size of the processing area depending on the farm size

Scott Mendoza asked the members if they had any questions, if not staff will get this on the Planning Website to try to get this to as many people that we can. He would clean a draft for this Planning Commission and email it to all of you, so you have a draft that is going out to the public. When they send it out they will put a deadline for comments, and ask the public to send out an email to advertise and get a lot of groups interested. They could probably hold a public hearing at this level. It was suggested to get the newspaper do an editorial or an article about this and get free press and have the people look at it. There was also a suggestion that they get an article on the Weber Plus, a section of the Ogden Standard that comes out once a week, that is free for government. If there are any other ideas between now and a public meeting date, please let him know.

WS.1. ZTA-2012-04: Amendments to the Weber County Zoning Ordinance Chapter 32 (Signs), Chapter 1 (General Provisions) regarding the provisions for temporary signage including political signs

Rob Scott said this particular proposal that is somewhat challenging in that there is a sign ordinance for Western Weber County and one for the Ogden Valley and hopefully between the two, it would be consistent. The county received a letter from the ACLU concerned that our current ordinance was not constitutional, namely the free speech amendment, staff received a letter from the County Attorney and they agreed, and we have not been enforcing any political sign activity for the county. This is what this ordinance tries to do:

- Political Signs – Content Neutral
- Places them under the umbrella of temporary signs
- Relates to some minor changes within our existing ordinance, as well as our Building and Fire Code to make sure they are consistent with those

Rob Scott said what they have tried to come up with two sections:

- Definitions: Transferred a couple of the existing standards into the definition sections
- Signs – Political or campaign signs
- Signs – Temporary

32-2. Definitions: – Added a New Section 32-2 and this is an Informational Section

32-3. General Provisions: – Changes that relate to Building Code responsibility – The Building Official and Code Enforcement used to be involved and that is no longer the case.

1. Gets the Building Official out of regulating signs
11. Need a Land Use Permit – It falls under the Building Permit Requirements
12. Requirement to remove sign that is a danger sign – Chief Bldg Official does determine whether things are dangerous or not. The language of placing a lean was taken out
13. Removal of Conforming Signs – This is by the county and not the building official
14. Removal of Nonconforming Signs – This is by the county and not the building official
15. Sign Inspection – Eliminating the building official Bldg Official – obtain a building permit as part of that
16. Sign Site Triangles – Eliminated that there is a provision in Chapter 23 that identifies the standard
17. Signs not covering windows and doors – This is also contained in the Building and Fire Code
19. Signs on public property – Add in the exceptions when you can have these and the references to locate that
23. Violations and Misdemeanor – Not consistent with state law and they have a provision for that

32-4. Special Provisions: – Eliminated cloth signs and have inserted Special Events Banner and Special Events Directional Signs and this defines a sign type.

3. This has to do specifically with the Special Event Ordinance that Scott had been talking about. This allows for there to be Special Events banners and directional signs and this will be clearer as to what those signs are and when they are allowed.
6. Political or Campaign Signs: These have been deleted and replaced with temporary signs.
6. Temporary Signs:
 - a. No Fees: Exempt from fees
 - b. Setback Standards: When there is a sidewalk in place, its five feet back behind the sidewalk. If there is no sidewalk in place, or no curb and gutter, then it's from the pavement
 - c. Three Tables provided: Clear Site Triangle and there is evident that there is a standard for that.

Table C1: Identifies temporary sign types, display periods, and removal requirements for all temporary signs.

Table C2: Relates to agricultural and residential zone standards for the maximum area per sign face, maximum height of the freestanding signs including the support structure and the number of signs permitted sign type. Ogden Valley made a couple of recommendations of changing the fruit and vegetable stand is changed to 16 square feet and the special events sign go to 16 square feet onsite and 8 square feet offsite.

Table C3: Relates to commercial and manufacturing zone standards for the maximum area per sign face, maximum height of the freestanding signs including the support structure, and the number of signs permitted.

7. Time Limitation for Construction Projects or Land Development Signs: These been provided in other areas so this section was deleted.
8. Special Events Signs: This is generally a private activity.
Public Events Signs: This is associated with a non-profit association, such as a church or government

32.5. Exempt Signs: These have been included somewhere else and have deleted this.

Rob Scott said that he is anticipating getting this on the website and hopefully having this at the next meeting for this Planning Commission's consideration. He wanted to mention that on Chapter 32; there is a table that is not on the website, and this table lists temporary signs that have been deleted from the table.

APA Conference Information:

Janette Borklund talked briefly about reinventing the general plan, how smart growth and sustainability are not always the same thing, action strategies that get valued and create new programs, projects and plans, that strip malls depreciate overtime where mixed use increase in value over time. There needs to be a way to monitor how it works. You need to implement and improve strategies, benchmark CU's to develop plans, and evaluate the impact of the plan to the overall quality of life.

Justin Morris talked briefly on Los Angeles. One of the conference workshops was on bicycle friendly communities throughout the U.S. brand themselves bike friendly essentially to attract a certain demographic there, including the three big 3E's that go along with that engineering, education, and encouragement and gave a brief description of each. Another session he attended was Economics of Land Use in Raleigh, North Carolina; they had a good document called "Making the Economic Case for Planning" and they indicate that the main source for revenue is just property tax. He talked about this Growth Ponsy Scheme, where you pay for stuff now with stuff that is going to come in the future, so that basically is, revenue for new development used to pay for existing liabilities.

Rob Scott gave a brief presentation on the APA Conference in Los Angeles and presented slides of the tour they took.

WS.3 Adjourn: The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning Commission



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Heatherglen Subdivision Phase 2 consisting of 4 lots.

Agenda Date: Tuesday, June 12, 2012

Applicant: Arthur Pluim, Linda Pluim, and Howard Pluim

File Number: LVH051112

Property Information

Approximate Address: 3979 North 3175 West

Project Area: 4.5 Acres

Zoning: Agricultural A-1

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 19-010-0045

Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

North:	Agricultural	South:	Agricultural
East:	Agricultural	West:	Residential

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 5 (Agricultural Zone A-1)
- Weber County Subdivision Ordinance

Background

Heatherglen Subdivision Phase 2 is a four lot subdivision in Bay View Ranchettes. Each lot contains at least 40,000 square feet and has a lot width of 150 feet, which meets the requirements of the A-1 Zone. Frontage for Lots 1 and 2 is on 4000 North, Lot 3 is a corner lot on 4000 North and 3175 West, and Lot 4 has frontage on 3175 West. A substandard road agreement is required for all of the Bay View Ranchettes area. When 80 percent of the original 32 lots are approved for development the owners of the lots are required to bring the gravel roads up to county standards. A deferral agreement for curb, gutter and sidewalk improvements is being requested. Elementary and secondary schools are more than 1.5 miles from the subdivision and it has been confirmed that potential students are eligible for bussing.

Review agency comments must be addressed prior to final approval from the County Commission. The Weber County Engineering Division is requiring the ditches along 4000 North and 3175 West. to be piped with 15 inch reinforced concrete pipe. The Weber Fire District is requiring two new fire hydrants, one to be placed at the property line between Lots 2 and 3 on 4000 North, and at the property line between lots 3 and 4 on 3175 West. Culinary water is provided by the Bona Vista Water Improvement District, secondary water is provided by the Weber Basin Water Conservancy, and waste water treatment is provided by individual septic tanks.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?
- Should a deferral for the curb, gutter and sidewalk improvements be granted?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of Weber County Engineering Division
- Requirements of Weber-Morgan Health Department
- Requirements of Weber Fire District
- Requirements of Bona Vista Water Improvement District and Weber Basin Water Conservancy District

Staff Recommendation

Staff recommends final approval of Heatherglen Subdivision Phase 2, based upon its compliance with the Weber County Subdivision and Zoning Ordinances, subject to the requirements of applicable review agencies.

Exhibits

- A. Subdivision Plat Map
- B. Engineering and Fire District Review Comments
- C. Deferral Map

Location Map



Exhibit B

Edit Delete Add a File Email

Engineering Review 1

Project: Heatherglen Subdivision Phase 2
User: Rochelle Pfeaster
Department: Weber County Engineering Division
Created: 2012-05-16 15:41:59
Modified: 2012-05-16 15:41:59

Notes

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. The proposed subdivision will need to have curb, gutter and sidewalk along 4000 North as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
2. The ditches along 4000 North and 3175 West Streets will need to be piped with 15" RCP, the irrigation company will need to approve the pipe size on 3175 W. Catch basins will be required on 4000 N. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
3. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 4" minus sub-base and 6" road-base. Compaction tests on both will be required.
4. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
 1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (100) feet to the inch and shall show:
 1. The proposed name of the subdivision.
 2. The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted; and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.
 3. Sufficient information to locate accurately the property shown on the plan, including Sections Corner Ties.
 4. The individual or company names and addresses of the subdivider, the engineer and registered land surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
 5. Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission.
 6. The boundary lines of the tract to be subdivided showing bearings and distances.
 7. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.
 8. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
 9. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.
 10. North point, scale and date.
 11. Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot.
 12. The location of percolation test holes on each lot.
 13. Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.
 14. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.
5. An excavation permit is required for all work done within the right-of-way.
6. A Storm Water Construction Activity Permit is required for any construction that:
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200 cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
7. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.

Weber Fire District Review

Project: Heatherglen Subdivision Phase 2
User: Ted Black
Department: Weber Fire District
Created: 2012-05-31 16:22:38
Modified: 2012-05-31 16:22:38

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

Fire Hydrant Requirements

- C (1) One existing and (2) Two new fire hydrant(s). Maximum Spacing 500 ft.
- I Fire flow 1500 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One existing and two new fire hydrants are required. New fire hydrants are required at the property line between lots 2 and 3 on 4000 North and at the property line between lots 3 and 4 on 3175 West. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- N Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- C \$50.00 fee required for this plan review

General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2007 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

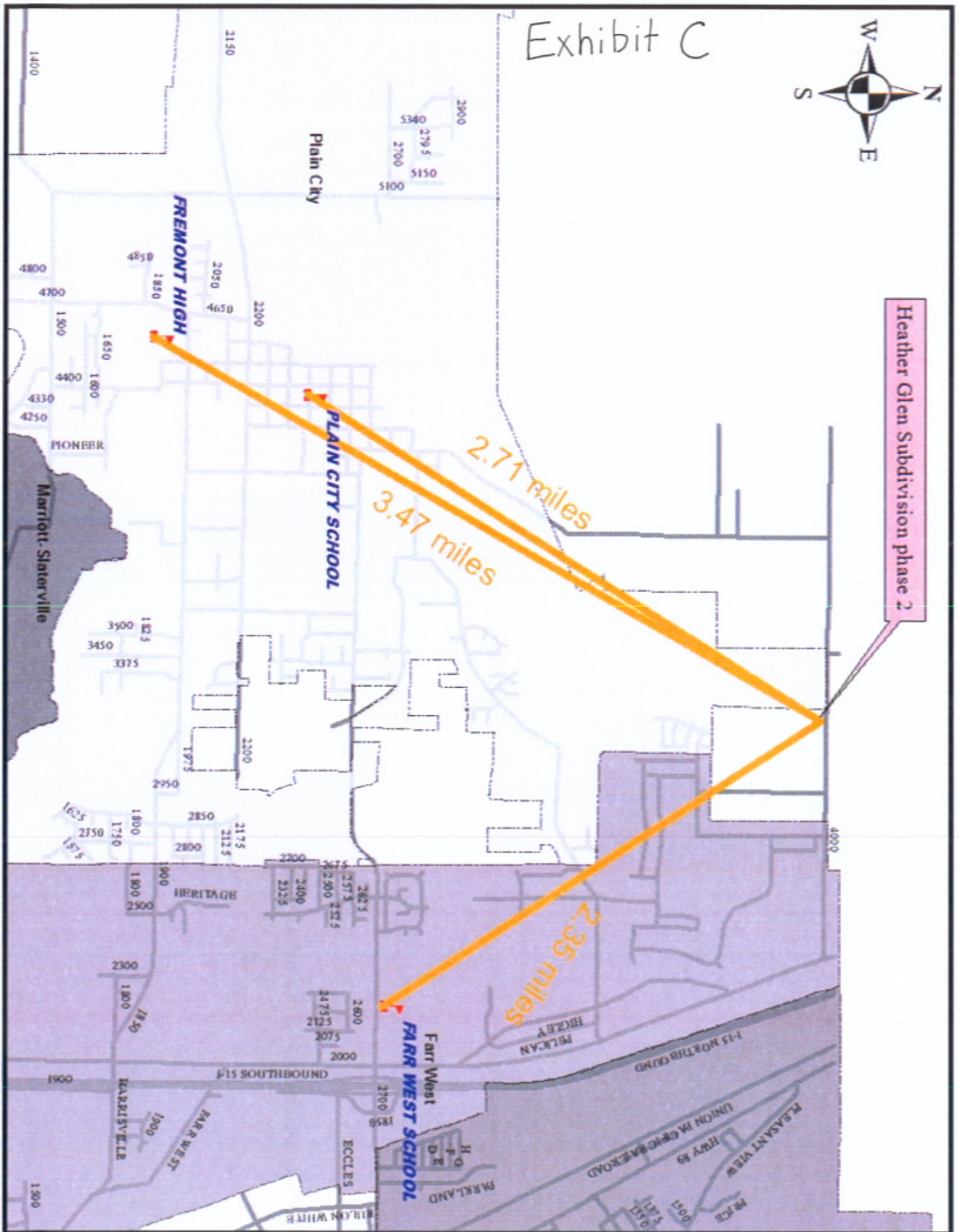
Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards.

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Exhibit C



Heather Glen Subdivision phase 2





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a site plan amendment for CUP 2009-18 to allow Great Salt Lake Minerals (GSL) to construct a 13,200 square foot structure housing two steam boilers.

Agenda Date: Tuesday, June 12, 2012

Applicant: GSL Minerals Corporation

File Number: CUP 2009-18

Property Information

Approximate Address: 765 North 10500 West

Project Area: Overall Site 543.25 Acres / Steam Boiler Plant 13,200 Square Feet

Zoning: Manufacturing Zone (M-3)

Existing Land Use: Mineral/ Chemical Manufacturing

Proposed Land Use: Mineral/ Chemical Manufacturing

Parcel ID: 10-032-0005

Township, Range, Section: T6N, R3W, Section 7

Adjacent Land Use

North:	Manufacturing	South:	Manufacturing
East:	Manufacturing	West:	Manufacturing

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 22-A (M-3 Zone)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 36 (Design Review)

Background

Great Salt Lake (GSL) Minerals is requesting approval of a site plan amendment for CUP 2009-18 to expand its sulfate of potash (SOP) fertilizer manufacturing process by adding a new structure housing two steam boilers. The original site plan did not show this structure because it was not necessary for operations in 2009. However, it is now necessary to install the new boilers in order to continue operating the plant because Rocky Mountain Power is removing the existing boilers that currently provide steam for the GSL plant. This amendment must come to the Planning Commission because the structure is larger than 10,000 square feet, which is the maximum size for administrative approvals.

The new structure will be located where the existing site plan shows an area for KCL (Potassium Chloride) Storage. The proposed structure is a steel building which contains 13,200 square feet and is approximately 44 feet tall. It houses two steam boilers and the associated equipment and piping. As part of this approval, piping from this structure throughout the processing area is allowed. This is the only new structure being added to the site plan as part of this amendment, and it is in compliance with CUP 2009-18.

In 2005, GSL Minerals received a variance from the Weber County Board of Adjustment relating to landscaping requirements. The variance required GSL to set enough property aside to meet the 10% landscaping requirement, but allowed natural landscaping to be used, in place of new landscaping. The site plan shows more than 200 acres that are set aside as natural landscaping. There are no new signs associated with this expansion. Culinary water and wastewater services already exist.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Is the proposed use in compliance with the original CUP 2009-18 approval?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed steam boiler plant amendment meets the criteria.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use amendment request staff has determined that the criteria listed above have been met in the following ways:

1. The proposed use is typical of an industrial manufacturing facility. The new boilers are replacing old boilers and will function in the same way. The boilers are completely enclosed in a building, so any potential detrimental effects should be mitigated. The new boiler plant does not add any detrimental impacts that were not addressed as part of CUP 2009-18.
2. The proposed site plan amendment meets all setback, height, landscaping, and other ordinance regulations. The proposed use will remain in compliance with the original CUP 2009-18 approval.

Conformance to the General Plan

As a conditional use, this operation is allowed in the M-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not impact any of the goals and policies of the General Plan in a negative manner.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- The proposed use must meet the criteria and requirements of applicable County Ordinances

Staff Recommendation

Staff recommends approval of this conditional use amendment based on its compliance with the original approval of CUP 2009-18 and applicable County Ordinances, including the criteria listed in Chapter 22C-4 (Criteria for issuance of Conditional Use Permit), subject to review agency requirements.

Exhibits

- A. Applicant Narrative
- B. Location Map
- C. Building Plans and Elevations
- D. CUP 2009-18 Site Plan

Location Map



CONDITIONAL USE Exhibit A

Weber County Design Review Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) GREAT SALT LAKE MINERALS CORP		Mailing Address of Property Owner(s) 765 N 10500W	
Phone 801-731-4881	Fax 801-731-4881	OGDEN, UTAH 84404	
Email Address (required)		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) COREY MILNE		Mailing Address of Authorized Person 765 N 10500W	
Phone 801-732-3312	Fax 801-731-4881	OGDEN, UTAH 84404	
Email Address milnec@compassminerals.com.		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name PLANT BOILER PROJECT		Current Zoning M-3	Total Acreage
Approximate Address 765N 10500W. OGDEN, UTAH 84404		Land Serial Number(s) 10032004	
Proposed Use CONSTRUCT A 3,200 SQFT. BUILDING TO HOUSE TWO STEAM BOILERS			
Project Narrative <p>DUE TO CIRCUMSTANCES BEYOND GSLM'S CONTROL, IT HAS BECOME NECESSARY TO INSTALL TWO BOILERS TO PRODUCE STEAM REQUIRED FOR ITS PRODUCTION PROCESS.</p> <p>THE PROJECT'S GOAL IS TO CONSTRUCT A FACILITY TO HOUSE THE TWO BOILERS AND ALL PERIPHERAL EQUIPMENT REQUIRED FOR BOILER OPERATION AND INSTALL THE EQUIPMET AS WELL AS THE PIPING SYSTEMS TO CONVEY THE STEAM TO THE PLANT PROCESS AREAS.</p> <p>ALL OF THE ABOVE WILL BE CONSTRUCTED WITHIN THE CONFINES OF THE EXISTING FACILITIES,</p>			

Exhibit B

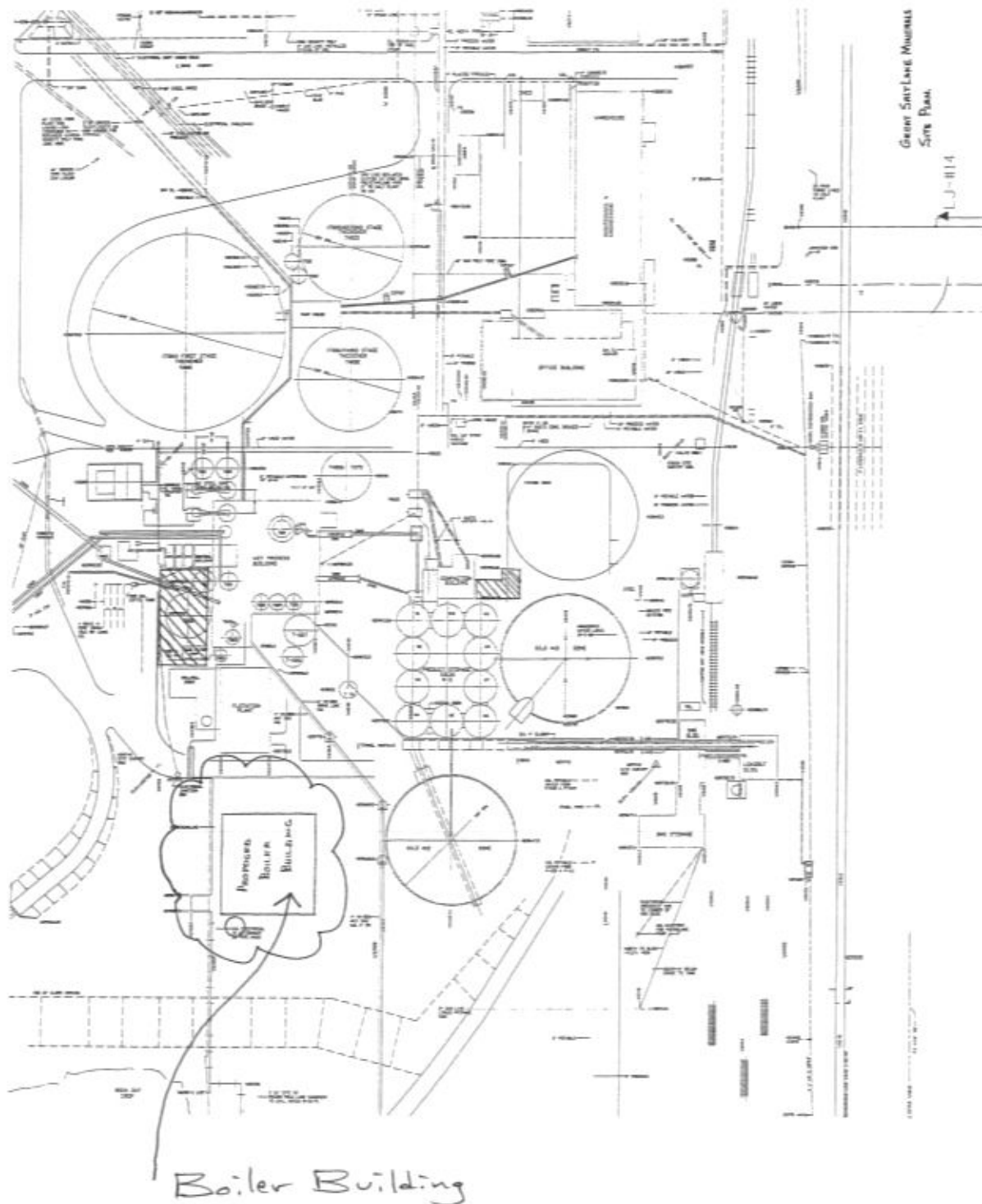
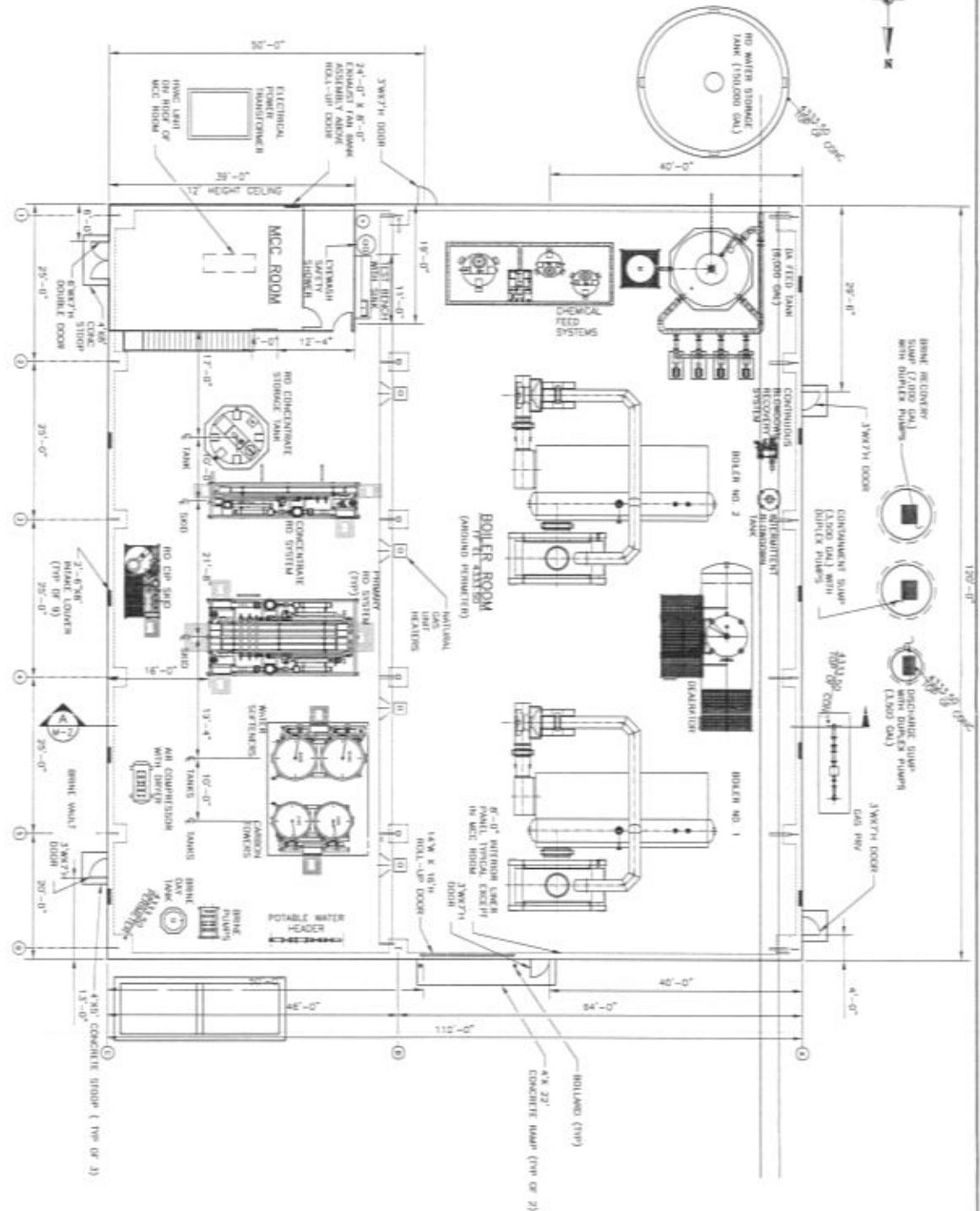
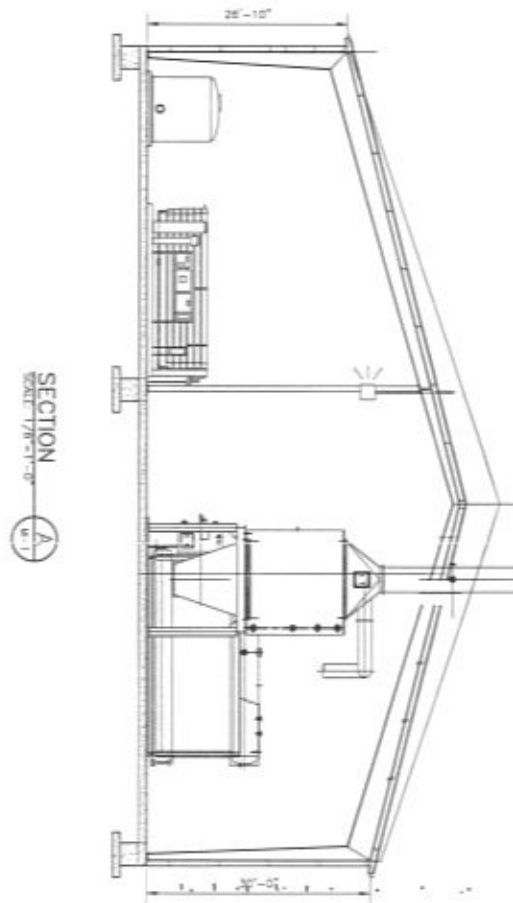


Exhibit C

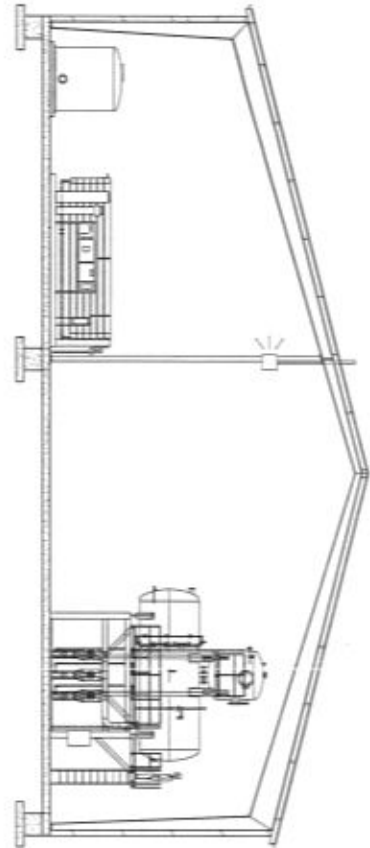


GSL MINERALS BOILER PROJECT
SHEET 1/8-1-10

MECHANICAL PRELIMINARY BOILER BUILDING FLOOR PLAN	GREAT SALT LAKE MINERALS GSL STEAM BOILER PLANT DESIGN: UTM	DESIGN: J. BECKMAN REVIEW: J. BECKMAN CHECKED: R. GARCIA APPROVED: R. GARCIA	VERIFY SCALE SHIP TO THE ARCH. ON ORIGINAL DRAWING	REVISIONS NO. DATE REV. BY DESCRIPTION	
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DRAWING NO. M-3 SHEET 306 OF 3	MECHANICAL	GREAT SALT LAKE MINERALS GSL STEAM BOILER PLANT BOON, UTAH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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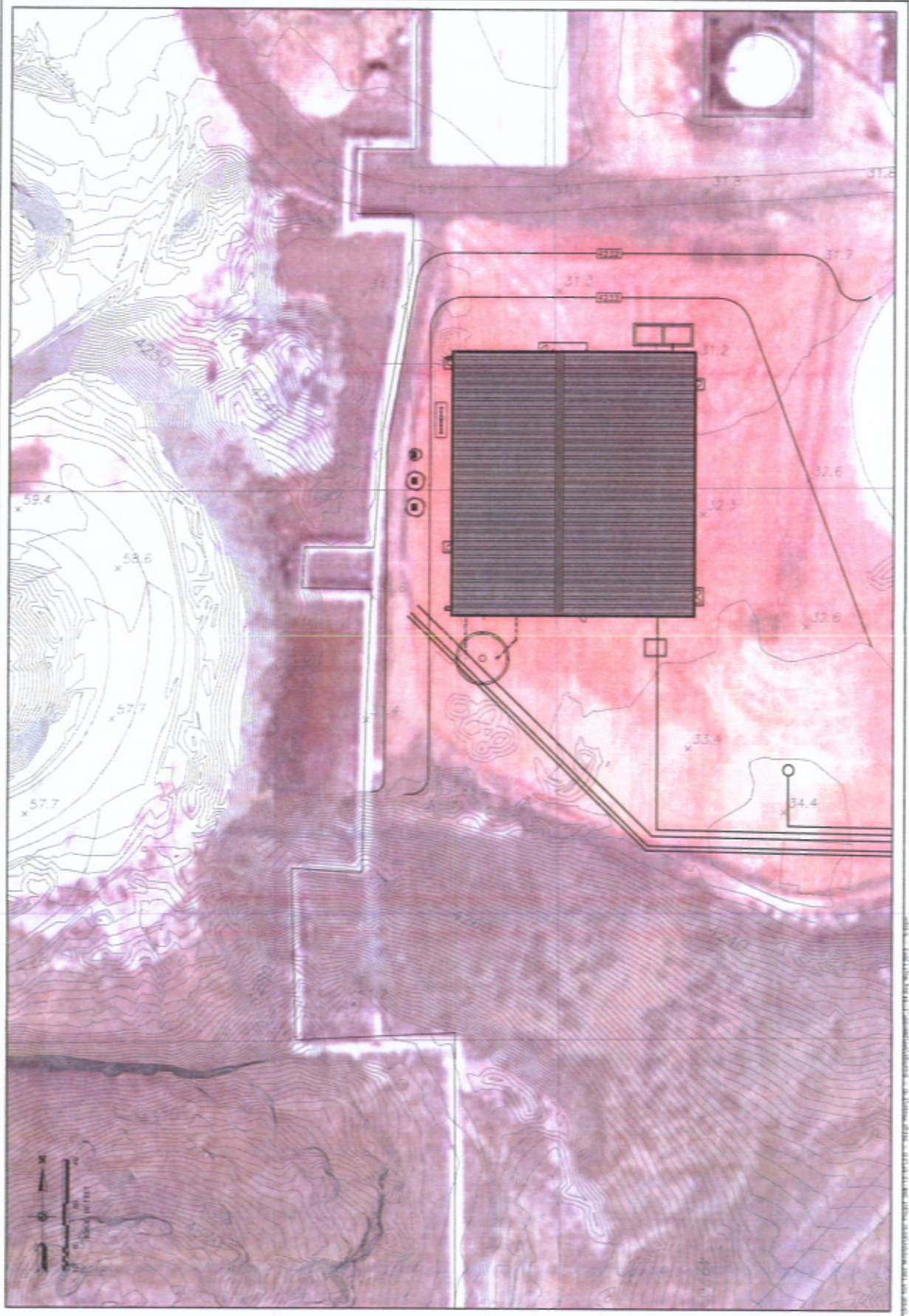
X
 C-4
 10' SCALE
 1" = 10'

DATE: MARCH 2012
 PROJECT: 200-12-07
 SHEET: 200-12-07-01
 SITE PLAN

DESIGN: J.B./D.
 CHECK: J.B./D.
 REVIEW: J.B./D.
 SCALE: 1" = 10'
 GSL STEAM BOILER PLANT

NO.	DATE	REVISION
1	03/01/12	ISSUED FOR PERMIT
2	03/01/12	ISSUED FOR PERMIT
3	03/01/12	ISSUED FOR PERMIT
4	03/01/12	ISSUED FOR PERMIT
5	03/01/12	ISSUED FOR PERMIT
6	03/01/12	ISSUED FOR PERMIT
7	03/01/12	ISSUED FOR PERMIT
8	03/01/12	ISSUED FOR PERMIT
9	03/01/12	ISSUED FOR PERMIT
10	03/01/12	ISSUED FOR PERMIT

50% REVIEW
 C.B. ENGINEERING & ARCHITECTURE, INC.
 10000 W. 10TH AVE., SUITE 100
 DENVER, CO 80231
 (303) 751-1000
 www.cb-engineering.com





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use application aggregate mining and processing (gravel operation)
Agenda Date: Tuesday, June 12, 2012
Applicant: Westinghouse Applicant; W.W. Clyde and Company, Agent
File Number: CUP 2012-03

Property Information

Approximate Address: 10000 West 900 South, Little Mountain
Project Area: 10 Acres
Zoning: Manufacturing M-3 Zone
Existing Land Use: vacant
Proposed Land Use: Aggregate mining and processing (gravel operation)
Parcel ID: 10-039-0004
Township, Range, Section: T6N, R3W, Sections 18

Adjacent Land Use

North: Western Zirconium
East: Agriculture

South: Agriculture
West: Agriculture

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 22A (Manufacturing M -3)
- Weber County Zoning Ordinance Chapter 22C (Conditional Uses)

Background

The applicant is requesting approval of a conditional use permit to allow a gravel pit and aggregate mining and processing. The Manufacturing M-3 Zone allows a "mine, quarry, and gravel pit" as a conditional use. The purpose of the operation is to stockpile the aggregate on site until needed for the pond embankment.

Aggregate processing plants separate mined or imported material into different individual sizes or a combination of sizes for use in materials like concrete, asphalt, road base, and fill material. In general, this sorting process is accomplished through the use of a combination of five main types of equipment; feeders (grizzly and/or tunnel), crushers, screens, transfer conveyors, and stacking conveyors or stackers. The primary purpose of the feeders is to remove oversized material (typically larger than 5 inches in diameter) and to feed the remaining material into the plant at a constant rate. Crushers (cone, impactor, or jaw types) reduce oversized material into smaller sizes for processing in the screens. The screens separate the material into different sizes, depending on the number of decks. Screens typically have either one, two, or three decks which allow the material to be sorted into two, three, or four different sieve sizes, respectively. In some cases, multiple screen decks are used to make fewer size separations but at a higher production rate by distributing the material over a larger area of screening media. Transfer conveyors are used to efficiently move the material from one piece of equipment or area of the plant to another, and the stackers are used to stack the resulting sorted or blended materials into stockpiles. Because of the varied use and size of each aggregate facility, there is no one specific process train for every plant.

The application to the State of Utah Department of Natural Resources Division of Oil, Gas, and Mining states the startup time for this operation will be June 2012 with completion in December of 2012. The applicant is looking to process about

370,000 cubic yards of material from a ten acre site. The small mine reclamation contract with State of Utah Department of Natural Resources Division of Oil, Gas, and Mining is requiring a \$50,000 surety bond for reclamation of the ten acre site.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed aggregate mining and processing (gravel operation) operation meets these requirements. The applicant has provided a response to the criteria below which is attached as Exhibit A.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The site is located in the Manufacturing M-3 Zone, which is primarily for industrial uses related to the manufacture, testing, and production of jet and missile engines, aircraft or spacecraft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included. This operation will have minimal negative impacts from noise, dust, vibration, etc. Typically dust is the primary detrimental effect for this type of operation. The project has a temporary relocation permit (TRP) issued by the Utah Division of Air Quality which regulates fugitive dust and point source emissions.

To control emissions from aggregate handling, water spray control systems will be installed and maintained at feeder discharge and conveyor drop points and crusher inlets and outlets, as necessary and in accordance with the FDCP. This system will consist of a bar of spray nozzles connected to a water source via a water line with valves to control the flow rate. The water flow rate will be adjusted to minimize visible emissions created by the fall of material from the various processing equipment.

Water will be applied to unpaved roads, operational areas, and stockpiles to control fugitive dust from operations at the pit with water cannons and/or water trucks.

2. The Manufacturing M-3 Zone allows a "mine, quarry, and gravel pit" as a conditional use. The conditions established by the Weber County Planning and Engineering Divisions must be complied with in order for this conditional use permit to be granted.

Conformance to the General Plan

As a conditional use, this operation is allowed in the Manufacturing M-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Planning Division
- Requirements of the Weber County Engineering Division

- Requirements of the Weber County Health Department
- Signed copy of the Small Mine Reclamation Contract
- A signed copy of the approval letter from State of Utah Department of Air Quality for Dust Control

Staff Recommendation

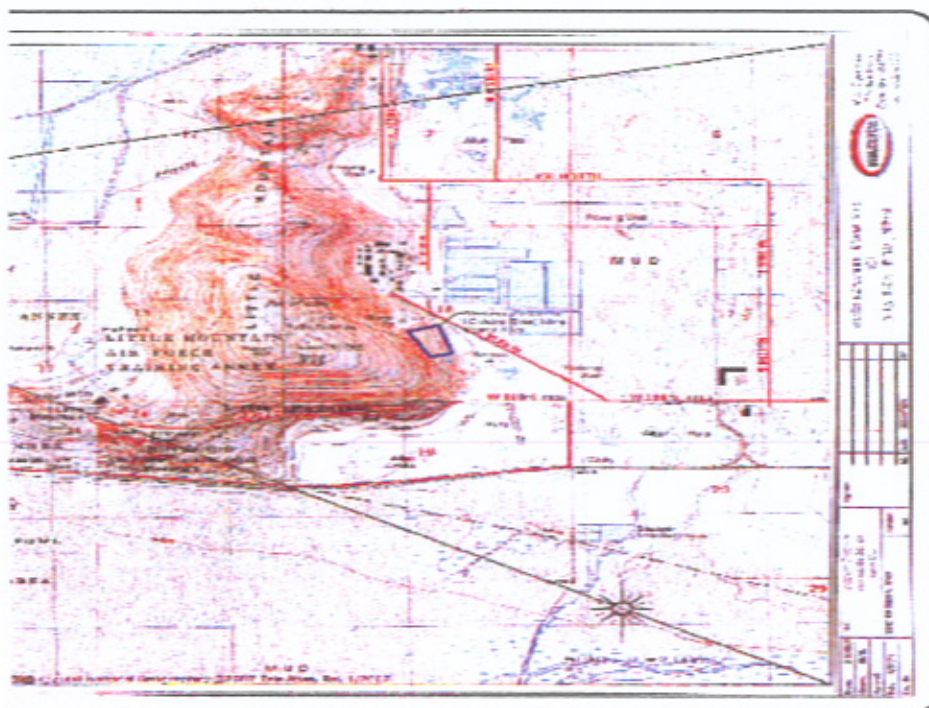
Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the Manufacturing M-3 Zone
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished

Exhibits

A. Applicant's narrative and response to criteria

Map 1







Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Amendments to the Weber County Zoning Ordinance Chapter 32 (Signs), Chapter 1 (General Provisions) regarding the provisions for temporary signage including political signs

Agenda Date: Tuesday, June 12, 2012

Applicant: Weber County Planning Staff

File Number: ZTA-2012-04

Property Information

Approximate Address: Not Applicable

Project Area: Not Applicable

Zoning: Not Applicable

Existing Land Use: Not Applicable

Proposed Land Use: Not Applicable

Parcel ID: Not Applicable

Township, Range, Section: Not Applicable

Adjacent Land Use

North:	Not Applicable	South:	Not Applicable
East:	Not Applicable	West:	Not Applicable

Staff Information

Report Presenter: Robert Scott
rscott@co.weber.ut.us
(801) 399-8791

Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 1 (General Provisions)
- Weber County Zoning Ordinance Chapter 32 (Signs)
- Weber County Zoning Ordinance Chapter 23 (Supplementary and Qualifying Regulations)
- Weber County Zoning Ordinance Chapter 31 (Land Use Permit, Building Permit and Certificate of Occupancy)

Background

The purpose and intent of Chapter 32 is to establish rules and procedures which govern signs in the Western Weber County Township. The Ogden Valley Township has its own sign ordinance Chapter 32-B.

The County Attorney's office has reviewed the sign ordinance and found that there are provisions that need to be remedied.

This proposed amendment to Chapter 32 (Signs) addresses the issues the Attorney's office is concerned about. The proposal does three things, i.e., makes political signs content neutral, places them under the umbrella of temporary signs, and makes adjustments to definitions and other minor changes to be consistent with Chapter 30 (Land Use Permit, Building Permit and Certificate of Occupancy), Chapter 32-B (Ogden Valley Signs), Chapter 23 (Supplementary and Qualifying Regulations), and building and fire codes. Staff researched a number of other jurisdiction's ordinances in making this recommendation.

The Western Weber Planning Commission (WWPC) held a work session on May 8, 2012 to review the draft ordinance. The WWPC did not request any changes to the draft ordinance. The WWPC accepted the recommended changes from the Ogden Valley Planning Commission to increase the size limit of fruit and vegetable stands and special events signs from 12 to 16 feet and special event directional signs to 8 square feet. Changes have been made to reflect those discussions. Staff has separated the special event directional signs into a new sign type in the tables. It is now before the WWPC to make a recommendation to the Weber County Commission.

The following summary identifies the proposed amendments:

Chapter 1 – 6 Definitions

Chapter 1 has a section providing for definitions. There are three definitions to be considered.

The definition for 'sign, construction' is taken from 32-B and placed here.

SIGN, Construction. Construction signs announcing the construction of a building or project naming owners, contractors, subcontractors and architects.

The definition 'sign, political or campaign' is not proposed for amendment. It is shared to provide the context for the remainder of the amendments.

SIGN, POLITICAL OR CAMPAIGN: A temporary sign soliciting support for a person running for public office or a sign defending or objecting to an issue or proposal being placed before the public.

The third definition is that of 'sign, temporary'. Staff is recommending that this definition be modified as shown below:

~~SIGN, TEMPORARY: Temporary signs as regulated by this Ordinance shall include any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials with or without frames, intended to be displayed for a short period of time only.~~

SIGN, TEMPORARY: Any exterior sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without light frames, intended to be displayed for a short period of time. Examples of temporary signs include: a grand opening banner; public event banner; political sign, real estate sign; special event sign.

Chapter 32 - Signs

32-2. Definitions. The Chapter 32-B language is inserted which explains that sign definitions are found in Chapter 1.

32-3 General Provisions (With the insert of 32-2; General Provisions becomes 32-3)

1. Conformity. This provision is modified to eliminate the duplication from the building codes and make it clear that the requirements for signs must meet the requirements of this chapter.
11. Permit Required. This general sign standard is modified to make it clear that a land use permit is required.
12. Refusal of Owner to Remove Dangerous Signs. The process for applying liens has been updated to reflect current practice. The County Treasurer and County Clerk have been deleted since they are not involved in this process.
13. Removal of Conforming Signs. This modification changes the responsibility of sign removal from the Chief Building Official to the County to make it consistent with Chapter 30 (Land Use Permit, Building Permit and Certificate of Occupancy).
14. Removal of Nonconforming Signs. This is the same justification as found in 13 above.
15. Sign Inspection. This is being deleted. It is an unnecessary provision since the building codes already provide for sign inspection.
16. Sign Not to Cover Window, Doors, or Similar Openings. This is being deleted. These provisions are already in the fire and building codes.
17. Sign on Private Property. With the deletion of Sign Inspection this section becomes 15.
18. Sign on Public Property. With the deletion of Sign Inspection this section becomes 16. An amendment clarifying when these are allowed is referenced in section 32-4 Special Provisions.
19. Sign Over Street Prohibited. With the deletion of Sign Inspection this section becomes 17.
20. Sign Setback. With the deletion of Sign Inspection this section becomes 18.
21. Signs, Zones Permitted and Controls. With the deletion of Sign Inspection this section becomes 19.
22. Violations a Misdemeanor. This is being deleted. The Zoning ordinance has a provision for violations. This provision is out of date.

23. Signs not to Constitute Traffic Hazard. With the deletion of Sign Inspection and Violations a Misdemeanor this section becomes 20.

32-4. Special Provisions (With the insert of 32-2; Special Provisions becomes 32-4)

3. Special Event Banner and Special Event Direction Signs. This provision identifies that special event banner and special event direction signs are allowed for public and special events.

6. Political or Campaign Signs. This section is being deleted and replaced by section 6 Temporary Signs.

6. Temporary Signs. A new section that addresses temporary signs is provided.

First, fees are not required for temporary signs.

Second, standards for temporary sign setbacks are given for streets with sidewalks, those without sidewalks, and clear view triangle.

Third, there are three tables provided.

Table C-1 identifies temporary sign types, display periods, and removal requirements for all temporary signs.

Table C-2 relates to agricultural and residential zone standards for the maximum area per sign face, maximum height of the freestanding signs including the support structure, and the number of signs permitted.

Table C-3 relates to commercial and manufacturing zone standards for the maximum area per sign face, maximum height of the freestanding signs including the support structure, and the number of signs permitted.

8. Time Limitation for Construction Project or Land Development Signs. This section is being deleted. The definition for these signs is moved to Chapter 1-6 Definitions.

8. Public Event Signs. Public event signs are identified as those depicting upcoming community events, e.g., youth soccer sign up.

32-5. Exempt Signs (With the insert of 32-2; Exempt Signs becomes 32-5)

3. This provision relating to signage for construction project identification is deleted. The provision for this is now included in Chapter 1-6 (Definitions)

32-6. Design Standards (With the insert of 32-2; Design Standards becomes 32-6)

32-7. Speciality Signs Prohibited (With the insert of 32-2; Speciality Signs becomes 32-7)

32-8. Sign / Zone Regulations (With the insert of 32-2; Sign / Zone Regulations becomes 32-8) The sign table is amended to delete all references to temporary signs.

Summary of Planning Commission Considerations

- Do the proposed amendments remedy the concerns of County Legal Counsel?
- Are the proposed amendments clear, objective, and reasonable?

Conformance to the General Plan

This is a legislative matter. The draft ordinance is consistent with both General Plans.

Conditions of Approval

Not Applicable

Staff Recommendation

Staff recommends that the Western Weber Planning Commission make a recommendation to the Weber County Commission to adopt the attached ordinances.

Exhibits

A. Weber County Zoning Ordinance Chapter 32 (Signs) and Chapter 1 (General Provisions) Proposed Amendments

Chapter 1 GENERAL PROVISIONS

1-6 Definitions

SIGN, Construction. Construction signs announcing the construction of a building or project naming owners, contractors, subcontractors and architects.

SIGN, POLITICAL OR CAMPAIGN: A temporary sign soliciting support for a person running for public office or a sign defending or objecting to an issue or proposal being placed before the public.

SIGN, TEMPORARY: Temporary signs as regulated by this Ordinance shall include any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials with or without frames, intended to be displayed for a short period of time only.

SIGN, TEMPORARY: Any exterior sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without light frames, intended to be displayed for a short period of time. Examples of temporary signs include: a grand opening banner; public event banner; political sign, real estate sign; special event sign.

Chapter 32 SIGNS

32-2 Definitions

Certain words, phrases, terms and concepts used in this Section are defined in Chapter 1-6, Definitions.

32-23 General Provisions

- ~~1. **Conformity and Safety.** If a sign does not conform with the requirements of this Chapter or if the construction, design, manner of use or method of anchoring or supporting any sign makes such sign unsafe, the Chief Building Official shall proceed in any manner he deems necessary to cause the removal of the sign or the rebuilding of a sign to conform with the requirements of this Chapter or to remedy the defect herein. All signs must meet the requirements of the Uniform Building Code and Safety Regulations of the County. this Chapter.~~
- ~~2. **Clearance.** There shall be a minimum clearance of ten (10) feet between the ground or sidewalk and any part of projecting sign, with the exception of public necessity signs and nameplates.~~
- ~~3. **Copy Area.** Copy area of a building facade signs or multiple copy signs shall not exceed forty percent (40%) of the background facing to which it is applied.~~
- ~~4. **Height of Signs.** No sign shall exceed the height limitations established for each zone as set forth in this Chapter.~~
- ~~5. **Lighting of Signs.** Signs may be illuminated by indirect lighting, floodlights, or luminous tubes only. No lighting shall be installed in any way which will permit direct rays of such light to penetrate onto any adjoining property used for residential purposes, or in any manner constituting a nuisance. Animated signs are prohibited except as expressly provided herein.~~
- ~~6. **Location of Signs.** No part of any sign shall be permitted to extend across any property line or located in any required front or side yard except as follows:~~

- A. Business and identification signs attached to a building may project into a required front or side yard not more than six (6) feet and not less than ten (10) feet above the ground or sidewalk.

- B. Ground business signs, including all portable types signs for conforming uses only, shall not be located closer than ten (10) feet to a front or side property line for that portion of the sign lower than ten (10) feet and not closer than three (3) feet for that portion of the sign greater than ten (10) feet in height.
- C. Property identification signs shall not be located closer than ten (10) feet to any property line.
- D. Nameplates may be located anywhere on the property.

- 7. **Maintenance of Signs.** Signs regulated by this Chapter shall be maintained in good visual appearance and structural condition at all times. The County and its agents shall in no way be liable for negligence or failure of the owner or the person responsible for maintaining any sign, to keep such sign in good condition, or be responsible for any damage caused by defective conditions.
- 8. **Misleading, Fraudulent, Obscene, Immoral, Indecent or Signs of Unsightly Character Prohibited.** No sign shall be erected or maintained, or be permitted to remain publicly displayed which are a misleading, fraudulent, obscene, immoral, indecent, of unsightly character.
- 9. **Noise Prohibited.** It shall be unlawful to use in connection with any sign or to use for advertising purposes any radio, phonograph, whistle, bell or any other sound or noisemaking or transmitting device or instrument for the purpose of commercial advertising.
- 10. **Painting, Pasting, Gluing Prohibited.** No sign shall be painted, pasted or glued directly on any wall or roof or affixed directly to any wall or roof by means of any similar adhesive substance. No paper or cloth sign shall be tacked directly on any wall or roof.
- 11. **Permit Required.** It shall be unlawful to erect or maintain or remodel any sign upon or over public or private property, ~~with the County until a land use permit sign permit with respect to such sign has been obtained. from the Chief Building Official. The Chief Building Official may at his discretion request the Planning Commission to review a sign application.~~
- 12. **Refusal of Owner to Remove Dangerous Signs.** Removal by Chief Building Official. Where immediate action is deemed necessary to protect, limb, life or property and where the owner of a sign or the owner of the property on which the sign is erected fails to remove such sign pursuant to notice from the Chief Building Official within a specified time fixed in such notice, the Chief Building Official may proceed in any manner deemed necessary to cause the immediate removal of such sign. The Chief Building Official shall certify a statement of the expenses incurred in such removal. ~~to the County Treasurer, who in turn shall assess and charge the same against the real estate upon which the sign was erected, and Unless said assessment is paid within ninety (90) days after and from the date of notice thereof the same shall, when recorded in the offices of the County Clerk, become a lien upon the real estate whereon the sign is erected and collectible in the same manner as general taxes.~~
- 13. **Removal of Conforming Signs.** Any person occupying a building or portion of a building, who owns or maintains a sign in connection therewith shall, upon vacating the premises, or discontinuing the business advertises, cause the sign to be removed. Any person who owns and maintains a sign which is maintained for the benefit of another person who occupies a building or part of a building whereon the sign is located shall cause the sign to be removed if the person for whom the sign is maintained vacates the premises. Failure of the owner of the sign or of the person responsible for maintaining same to remove the sign within thirty (30) days after notice from the ~~County Chief Building Official~~ shall be considered as a violation of this Chapter and shall subject the owner of the sign and the owner of the property to the penalties herein.
- 14. **Removal of Nonconforming Signs.**
 - A. Any sign not in conformance with the provisions of this Chapter and which was erected or installed without a permit, shall be removed within thirty (30) days upon notification from the ~~Chief Building Official~~ County.

- 88 B. Signs for which permits were previously issued and which are made nonconforming by
89 the provisions of this Chapter shall be permitted to remain in accordance with Section 7.
90 Under no circumstances shall such nonconforming signs be remodeled or replaced. The
91 provisions of Section 2.12 shall apply to such nonconforming signs.
92 C. Any existing sign, conforming to the provisions of this Chapter relative to size and
93 location, but nonconforming to structure requirements shall be removed or replaced
94 within one (1) year upon written notice from the County. However, if they are deemed to
95 be a hazard or more than fifty percent (50%) damaged, they shall be removed or repaired
96 in accordance with the structural requirements of this Chapter, within ten (10) days after
97 receiving notice from the County.
98 D. Any sign on a building determined to be abandoned shall be removed within thirty (30)
99 days of notification ~~from the County by the Chief Building Official~~ to the property owner
100 and/or owner of the business advertisement and/or owner of the sign.

- 101 ~~15. Sign Inspection.~~ The Chief Building Official shall inspect each sign for which a permit has been
102 issued and shall require the property maintenance of all signs subject to the provisions of this
103 Chapter.
104 ~~16. Sign Not to Cover Windows, Doors, or Similar Openings.~~ No sign shall cover a window,
105 doorway or other opening providing light ventilation or exit facilities which are required by the
106 Building Code or which are deemed by the Fire Department to be necessary to give the Fire
107 Department access to the building or to afford the fire protection in the event of a fire; provided
108 however, that flat signs, wall signs, cloth signs and projecting signs shall be permitted to cover
109 transoms.
110 ~~17. 15. Sign on Private Property.~~ It shall be unlawful for any person to fasten or attach, paint or
111 place any sign as defined in this Chapter upon any private wall, window, door, gate, fence or sign
112 or upon any other personal property without the consent of the owner, or lessee, or someone
113 authorized to act on behalf of such owner or lessee.
114 ~~18. 16. Sign on Public Property.~~ It shall be unlawful for any person to fasten or attach, paint or
115 place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or
116 otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole,
117 electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or
118 street. It shall be unlawful to paste, place, paint or attach any sign defined in this Chapter on any
119 building, street or property of the County. No sign shall be erected on or project over public
120 property, except as permitted in Section 32-4 Special Provisions.
121 ~~19. 17. Sign Over Street Prohibited.~~ It shall be unlawful to erect and/or maintain any sign over any
122 street or alley, except as herein expressly provided.
123 ~~20. 18. Sign Setback.~~ For purposes of this Chapter, the entire sign must comply with the specified
124 setback regulations.
125 ~~21. 19. Signs, Zones Permitted and Controls.~~ It is unlawful for any person to erect or otherwise
126 install a sign having a size or height greater than allowed in this Chapter. It is unlawful for any
127 person to erect or otherwise install a sign located on a site or in a zone in violation of the
128 regulations specified in Section 8.
129 ~~22. Violations a Misdemeanor.~~ Any person who shall fail to comply with or shall violate any of the
130 provisions of this Chapter, or any rules or regulations promulgated hereunder shall be deemed
131 guilty of a misdemeanor and shall be punished as provided in State Code by a fine of not more
132 than \$299 or by imprisonment for not more than sixty (60) days, or by both such fine and
133 imprisonment. The penalty provided herein shall be in addition to any suspension or revocation of
134 any license or permit issued hereunder.

23.20. **Signs not to Constitute Traffic Hazard.** No light, sign, or other advertising structure as regulated by this Ordinance shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision; or at any location where by reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device; or which makes use of the words, "STOP", "LOOK", "DANGER", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

32-34 Special Provisions

3. **Cloth Signs.** Special Event Banner and Special Event Direction Signs. Permits may be issued by the Chief Building Official upon approval by the County Commission for hanging of display banners or other cloth decorations for special occasions, such as e.g., religious, charitable, civic, or festive occurrences, or for the Christmas decorations or in celebration of some event of religious, national, state or civic significance or in honor of a visit from a person or persons of note. It is specifically prohibited to incorporate in any such decorations any political advertising or advertising of a commercial nature. The Chief Building Official Public event banner signs may permit such signs to be hung over public streets or on walks after proper approval. Permits issued pursuant to this paragraph may be issued without charge of any fee, but shall specify a period of time, not to exceed fifteen (15) days during which such signs shall be permitted to be used. Special event directional signs are allowed for public and special events.

6. **Political or Campaign Signs.** Political or campaign signs are permitted in accordance with the following provisions provided that any such sign shall be erected not earlier than sixty (60) days prior to the election at which time the candidates or measure will be voted upon and shall be removed within fifteen (15) days after such election, campaign or event:

1. In any residential zone, there is permitted not more than one stationary unlighted temporary sign on any lot or contiguous parcels of land under one ownership on behalf of candidates for public office or questions on the ballot, provided that any such sign shall not exceed six (6) feet in height or six (6) square feet in area. If attached, such sign shall not exceed the height of the eaves line of the building.

2. In a commercial zone, there is permitted one or more temporary signs on a lot on behalf of a candidate for public office, or of a question on the ballot or announcing a campaign, drive or event of a civic, philanthropic, educational, or religious organization, provided that:

1. The total of such sign or signs on any lot shall not exceed sixty-five (65) square feet, except that larger signs may be placed upon any legally existing sign structure. If detached, signs shall not exceed fifteen (15) feet in height, and if attached not more than twenty-five (25) feet in height.

2. No such sign shall be a roof sign, except upon a legally existing sign structure, and no signs shall be erected in any required yard setback area unless attached to a building.

6. **Temporary Signs.** Temporary signs shall be permitted in accordance with standards set forth below, unless specified otherwise in this ordinance:

a. **Fees:** Temporary signs are exempt from fees.

b. Setback standards for temporary signs:

1. Signs must be placed behind the sidewalk, including those with grass strips between the street and the sidewalk 5 feet, except for special event banners and special event directional signs.

2. On streets with no sidewalks, signs must be placed behind the curb or pavement 5 feet and not hang into the street; and

3. At intersections, they must be placed beyond the site distance triangle (23-7 Clear View of Intersecting Streets)

c. Additional Standards

<u>Table C-1</u>		
<u>Sign Type</u>	<u>Display Period</u>	<u>Removal Required 3 Days After</u>
<u>Construction Signs</u>	<u>Duration of construction</u>	<u>Completion of construction</u>
<u>Farmers Market</u>	<u>June through October</u>	<u>June through October</u>
<u>Fruit and Vegetable Stand</u>	<u>June through October</u>	<u>June through October</u>
<u>Garage / Yard Sale Sign</u>	<u>3 days prior to event / 4 sales per year (once every 3 months)</u>	<u>End of sale</u>
<u>Grand Openings</u>	<u>One time basis</u>	<u>14 calendar days</u>
<u>Political Sign</u>	<u>No limit</u>	<u>Election / voting day</u>
<u>Public Event Banner (on public property)</u>	<u>30 days prior to the event</u>	<u>End of event</u>
<u>Public Event Sign</u>	<u>30 days prior to the event</u>	<u>End of event</u>
<u>Property / Real Estate Sign</u>	<u>Duration of listing</u>	<u>Closing / lease commencement date</u>
<u>Short Term Vendors</u>	<u>120 days</u>	<u>120 days</u>
<u>Special Event</u>	<u>60 days prior to the event</u>	<u>End of event</u>
<u>Special Event Directional Sign</u>	<u>1 day prior to the event</u>	<u>End of event</u>
<u>Temporary Outdoor Sales</u>	<u>Per state code if applicable or 30 days prior to the event</u>	<u>End of event</u>
<u>Temporary Real Estate Sales Office</u>	<u>Duration of construction</u>	<u>Completion of construction</u>
<u>Temporary Real Estate Sales Office Wall Sign</u>	<u>Duration of construction</u>	<u>Completion of construction</u>

<u>Table C-2</u>			
<u>Types of Temporary Signs Permitted in Agricultural and Residential Zones</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height of Freestanding Signs (Includes support structure)</u>	<u>Number of Signs Permitted per Sign Type</u>
<u>Construction Sign</u>	<u>32 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Farmers Market</u>	<u>32 square feet</u>	<u>10 feet</u>	<u>1 sign per street frontage</u>
<u>Fruit and Vegetable Stand</u>	<u>16 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Garage / Yard Sale Sign</u>	<u>6 square feet</u>	<u>4 feet</u>	<u>1 per street frontage</u>
<u>Grand Openings</u>	<u>12 square feet banner</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>1 per street frontage</u>
<u>Political Sign</u>	<u>16 square feet</u>	<u>6 feet</u>	<u>no limit</u>
<u>Public Event Banner (on public property)</u>	<u>12 square feet</u>	<u>n/a</u>	<u>1 per street frontage</u>
<u>Public Event Sign</u>	<u>4 square feet</u>	<u>3 feet</u>	<u>1 per street frontage</u>
<u>Property / Real Estate Sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Special Event</u>	<u>16 square feet onsite</u>	<u>6 feet</u>	<u>No limit onsite signs, either ground or banner signs</u>
<u>Special Event Directional Sign</u>	<u>8 square feet offsite</u>	<u>4 feet</u>	<u>No limit off-premise directional signs</u>
<u>Temporary Real Estate Sales Office</u>	<u>32 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Temporary Real Estate Sales Office Wall Sign</u>	<u>20 square feet</u>	<u>n/a</u>	<u>1 sign attached to the office</u>

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Table C-3			
<u>Types of Temporary Signs Permitted in Commercial and Manufacturing Zones</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height of Freestanding Signs</u>	<u>Number of Signs Permitted per Sign Type</u>
<u>Construction Sign</u>	<u>64 square feet</u>	<u>12 feet</u>	<u>1 per street frontage</u>
<u>Farmers Market</u>	<u>32 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Grand Openings</u>	<u>12 square feet banner</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>1 per street frontage</u>
<u>Political Sign</u>	<u>32 Square Feet</u>	<u>8 Feet</u>	<u>No limit</u>
<u>Public Event Banner (on public property)</u>	<u>16 square feet</u>	<u>n/a</u>	<u>1 per street frontage</u>
<u>Public Event Sign</u>	<u>6 feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Property / Real Estate Sign</u>	<u>64 square feet</u>	<u>12 feet</u>	<u>1 per street frontage</u>
<u>Short Term Vendors</u>	<u>16 square feet</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>2 total per frontage, either a ground sign or on vendor trailer, mobile store, tent, or kiosk</u>
<u>Special Event</u>	<u>16 square feet onsite</u>	<u>6 feet</u>	<u>No limit onsite signs, either ground or banner signs</u>
<u>Special Event Directional Sign</u>	<u>8 square feet offsite</u>	<u>4 feet</u>	<u>No limit off-premise directional signs</u>
<u>Temporary Outdoor Sales</u>	<u>16 feet</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>2 per street frontage</u>
<u>Temporary Real Estate Sales Office</u>	<u>100 square feet</u>	<u>12 feet</u>	<u>1 per street frontage</u>
<u>Temporary Real Estate Sales Office Wall Sign</u>	<u>20 square feet</u>	<u>n/a</u>	<u>1 sign attached to the office</u>

8. ~~Time Limitation for Construction Project or Land Development Signs.~~ No construction project or land development sign shall be erected more than thirty (30) days prior to construction and shall be removed not more than thirty (30) days after completion.

8. Public Event Signs. Signs depicting upcoming community sponsored events, e.g., youth soccer sign-up.

32-45 Exempt Signs

3. ~~Non illuminated and non floodlights flat signs, wall signs, and free standing signs having an area not in excess of thirty six (36) square feet announcing the destruction or construction or~~

208 remodeling of a building or announcing the enterprise to be located in a building under
209 construction or announcing the name and address of the architect or contractor of the building,
210 or the owner thereof, provided that no more than one such sign shall be erected on each street
211 frontage and also provided that said signs are not erected more than thirty (30) days prior to
212 construction and are removed not more than thirty (30) days after completion.

213 32-56 Design Standards

214 32-67 Specialty Signs Prohibited

215 32-78 Sign / Zone Regulations (The sign table is amended to delete all references to temporary signs.)



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of the Maryann Estates Subdivision 1st Amendment (3 lots) with a recommendation for the vacation of lot 6 of the Maryann Estates Subdivision and a recommendation for the deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, June 12, 2012

Applicant: Phil Hancock

File Number: LVM042512 and SubVac0412

Property Information

Approximate Address: 497 South 4450 West

Project Area: 5.33 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-260-0001 and 15-049-0009

Township, Range, Section: T6N, R2W, Sections 17

Adjacent Land Use

North:	Residential	South:	Agricultural
East:	Residential	West:	Residential

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5 (A-1 Zone)

Background

The applicant is requesting preliminary approval of the Maryann Estates Subdivision 1st Amendment (3 lots) with a recommendation for the vacation of Lot 6 of Maryann Estates Subdivision and a recommendation for the deferral of curb, gutter, and sidewalk, located at 497 South 4450 West. The proposed subdivision occupies 5.33 acres and consists of 3 lots. The owner wants to re-configure Lot 6 by creating 2 lots. One lot will front on 400 South, while the other with an existing home will front on 4450 West. In order to provide frontage for the lot the road for 4450 West will be extended south to the end of the lot and stub to a 26 acre parcel. 4450 West is a 60 foot Right of Way. The third new lot will be created on 4450 West on the opposite side of the street from the existing home. There will be a 7.66 acre remainder agricultural parcel not approved for development left over to the east of the subdivision. The vacation of Lot 6 will be accompanied with the recording of the amended subdivision plat. The subdivision lies within the Agricultural Zone (A-1), which requires a minimum area of 40,000 square feet per lot and a minimum lot width of 150 feet, which the lots meet.

The applicant is requesting a deferral of curb, gutter, and sidewalks. The subdivision is directly across some agricultural fields, less than ½ miles from West Weber Elementary School. Students walking to school would use both 400 South and 4100 West, see exhibit C. As curb, gutter, and sidewalk currently exist on 4450 West, 400 South and 4100 West, staff suggests a deferral for these improvements should be made as only two lots will be currently using 4450 West.

Culinary water is provided by a Taylor West Weber Water and the lots will have individual septic systems. New fire hydrants will need to be installed if they already do not exist. Road improvements will need to be installed or an escrow provided with the Weber County Engineering Division.

Summary of Planning Commission Considerations

Does this Subdivision meet the applicable County Ordinance requirements?

Conformance to the General Plan

The subdivision conforms to the General Plan by meeting the outline of permitted land uses and requirements, and the requirements of the zone in which it is located.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Survey Department
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District
- Vacation of Lot 6 of Maryann Estates Subdivision

Staff Recommendation

Staff recommends preliminary approval of the amended subdivision plat subject to staff and other agency comments and recommendations. Staff also recommends for the vacation of Lot 6 of Maryann Estates Subdivision and a recommendation for the deferral of curb, gutter, and sidewalk.

Exhibits

- A. Original Subdivision plat
- B. Amended Subdivision plat
- C. Map showing the distance to West Weber Elementary School

Map 1



Map 2





Exhibit C